

# Affordable Assisted Living

**MAHSA**

**August 15, 2006**



# Who Is MSHDA?

- Established by PA 346 in 1966
- Provides financial and technical assistance through public and private partners to create and preserve affordable housing for Michigan residents
- Receives no state general funds
- Financed approximately 100,000 units each of rental and single family homes

# MSHDA Financing Tools

1. Bonds – Tax Exempt (and some taxable)
2. Low Income Housing Tax Credits (LIHTC)
3. Federal Subsidy Programs, such as HOME and CDBG

# Typical Senior Housing Financed by MSHDA

- Federally Subsidized Apartments (usually built in the 1970-80's)
- Apartments for Independent Seniors
- Congregate Apartments (optional meal and housekeeping services)
- Cottage-style Independent Rental Units



# Congregate



**Grand Haven Meadows,  
Lansing**

# Independent Senior Apartments



**Delhi Stratford  
Holt**



# Cottage-style Senior Units



**Creekside  
Village  
Monroe Twp**

# Ineligible Properties

- Transient housing
- Nursing homes
- Life care facilities
- Retirement homes
- Mobile home parks



# Continuing Care Retirement Community (CCRC)

- Range of housing and health care options within a general site or community, such as
  1. Independent Living
  2. Assisted Living
  3. Home Health Care
  4. Licensed Skilled Nursing

# Affordable CCRC's

- Market rate CCRCs are available and successful in Michigan
- Lack of affordable assisted living options deny lower income Michigan seniors the benefits of a CCRC
- Governor Granholm has challenged us to create affordable assisted living

# CCRC Demonstration

- Collaboration between DCH, OSA, DHS and MSHDA
- Match of MSHDA's affordable housing finance tools with special Medicaid waivers
- Linkage with DHS food programs

# Affordable Assisted Living

- MSHDA will provided financing (tax-exempt and taxable, Low Income Housing Tax Credits, and HOME funds
- New construction or retrofit of existing senior rental housing
- Residential units must include kitchen and bathroom facilities

# Affordable Assisted Living

- Full range of services, including 3 meals per day must be available to residents
- Services and housing must meet relevant licensing standards
- Residents must be afforded choice in service providers



# Person-Centered Planning

- Maximum decision-making capacity is with senior and their chosen advisors
- Assure access to the range of housing and service options available
- Resident choice in service delivery

# Affordable Assisted Living

- At least 20% of the units must be affordable to persons at 50% of median income (rent and income-restricted units)
- In some markets, 100% of the units will likely be rent-restricted

# Affordable Assisted Living

- “Market rate” and “rent restricted” units must be indistinguishable from each other
- Services must be eligible for Medicaid reimbursement
- Eligibility for Medicaid waivers will be determined by DCH designated agent

# Affordable Assisted Living

- There can be no prohibition of outside entities providing services in the development
- A Medicaid recipient moving from the development retains the waiver (development will retain the Medicaid waiver slot for another eligible resident)

# Cooperation With SPEs

- Single Points of Entry – pilot DCH initiative launched July 1, 2006
- Proposals must be linked to SPEs or agree to participate, should one be designated in the area



# Request for Concept Papers

- Experience of sponsor and partners
- Capacity to develop the project
- Reasonable timeframe
- Quality of partnerships created or expanded I
- Comprehensiveness of housing, service and support options

# Request for Concept Papers

- Local contributions (donated land, tax abatement, Housing Choice vouchers)
- Income targeting, other subsidies contributed
- Feasibility and likelihood of success

# Request for Concept Papers

- Replicable models
- Geographic distribution (seeking a Detroit and rural proposal)
- East Lansing project already in demonstration, serving as test for dialogue with funding partners

# Request for Concept Papers

- August 30<sup>th</sup> Question and Answer Session at MSHDA's Lansing Office
- September 29, 2006 – RFCP Due Date
- Review Panel will include:
  1. DCH
  2. OSA
  3. DHS
  4. MSHDA

# After Selection

- November 13, 2006 – Targeted date for announcement of selected concept papers
- Selected applicants must apply for mortgage loan financing and tax credits
- A six-month loan processing time is anticipated





# Questions & Answers



# Contact Information

- Questions about RFCP – Gabe Labovitz at [labovitzg@michigan.gov](mailto:labovitzg@michigan.gov)
- Questions about MSHDA lending programs – [www.michigan.gov/MSHDA](http://www.michigan.gov/MSHDA) or call Marjorie Green 517 373-9348